168.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,600 / 947,600
					USE VALUE:	947,600 / 947,600
					ASSESSED:	947,600 / 947,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEIN DANIEL F
Owner 2:	STAR BALLEE R
Owner 3:	
Street 1:	154 CHARLTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RINKLIN BRADLEY RUSSELL -
Owner 2:	RINKLIN MARY ELLEN -
Street 1:	154 CHARLTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	506,600		441,000	947,600
Total Card	0.161	506,600		441,000	947,600
Total Parcel	0.161	506,600		441,000	947,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.16 | /Parcel: 421.1

Legal Description

User Acct 111426

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/28/17

!13013!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	506,600	0	7,000.	441,000	947,600	947,600	Year End Roll	12/18/2019
2019	101	FV	381,300	0	7,000.	441,000	822,300	822,300	Year End Roll	1/3/2019
2018	101	FV	381,300	0	7,000.	371,700	753,000	753,000	Year End Roll	12/20/2017
2017	101	FV	366,000	0	7,000.	340,200	706,200	706,200	Year End Roll	1/3/2017
2016	101	FV	366,000	0	7,000.	289,800	655,800	655,800	Year End	1/4/2016
2015	101	FV	351,200	0	7,000.	252,000	603,200	603,200	Year End Roll	12/11/2014
2014	101	FV	351,200	0	7,000.	233,100	584,300	584,300	Year End Roll	12/16/2013
2013	101	FV	351,200	0	7,000.	221,800	573,000	573,000		12/13/2012

PRINT

Date	Time
12/11/20	03:01:39

LAST REV

Date	Time
11/02/17	09:21:17

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINKLIN BRADLEY	1339-125		6/28/2007		635,000	No	No		
MADSEN DAVID G/	1230-186		12/1/2000		308,500	No	No		
POWER ANNE	1156-64		5/31/1996		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2016	278	Redo Bas	33,170					Finish Bsmt
9/11/2013	1366	Manual	2,284	C				
10/19/2010	2153	Wood Dec	10,000					NEW DECKING/RAILIN
7/20/2004	658	Addition	53,000	C		G6	GR FY06	2ND LEVEL SHELL

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2017	Measured	DGM	D Mann
2/28/2017	Left Notice	DGM	D Mann
2/28/2017	Permit Visit	DGM	D Mann
1/24/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/8/2008	Meas/Inspect	189	PATRIOT
8/9/2007	MLS	HC	Helen Chinal
4/4/2005	Permit Visit	BR	B Rossignol
1/24/2000	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23333335
Const Adj.:	0.98990101
Adj $ / SQ:	152.610
Other Features:	92590
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530978
Depreciation:	24425
Depreciated Total:	506553

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

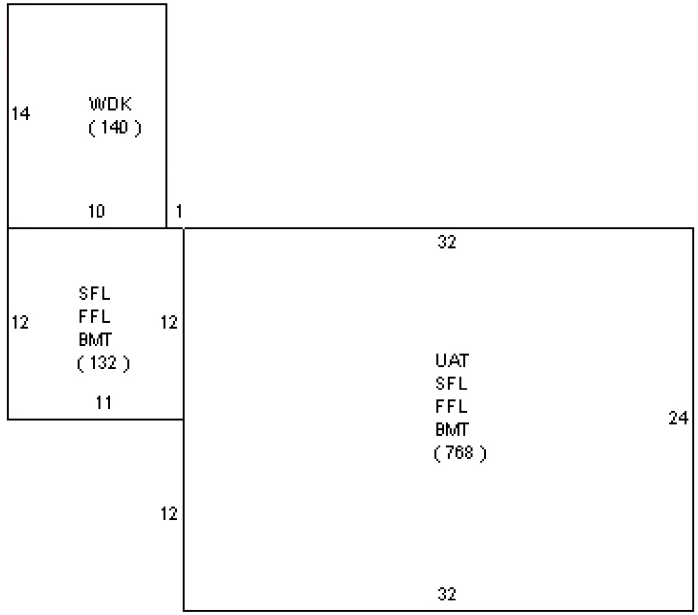
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.66
Special Features:	0	Val/Su Net:	167.08
Final Total:	506600	Val/Su SzAd	281.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	64.440	57,996
FFL	First Floor	900	152.610	137,349
SFL	Second Floor	900	152.610	137,349
UAT	Upper Attic	192	61.040	11,720
WDK	Deck	140	13.010	1,821

Net Sketched Area:	3,032			Total:	346,235
Size Ad	1800	Gross Are	3608	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	